

# MINUTES

## RANDOLPH COUNTY ZONING BOARD OF ADJUSTMENT

**July 8, 2003**

The Randolph County Zoning Board of Adjustment met at 6:30 p.m. on Tuesday, July 8, 2003, in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Maxton McDowell** called to order the Randolph County Planning Board meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the Members: Maxton McDowell, Chairman, present; Bill Dorsett, Vice Chairman, present; Lynden Craven, present; Phil Ridge, present; Larry Brown, present; and Chris McLeod, present.
3. **Craven** made the motion, seconded by **Brown**, to approve the minutes of the June 3, 2003, Randolph County Planning Board meeting. The motion passed unanimously.

4. **Swearing in of the Witnesses:**

"Do you swear or affirm that the information you are about to give is the truth, the whole truth, and nothing but the truth, so help you God."

Two people took this oath.

5. **REQUESTS FOR A VARIANCE:**

- A. **RON MOCK**, Sophia, North Carolina, is requesting a Variance to allow a 1-acre lot fronting on a private road in lieu of the 5-acre minimum lot size on a private road. Location: Old Edgar Road, New Market Township, Randleman Lake Watershed, RA Zoning District, Parcel ID# 7736437086.

**\*\* Arguments for Granting this Request**

**Mock** was present and explained that the property is owned by his wife's parents. **Mock** said that the two additional lots that were cut in the past were deeded to a son and a daughter. **Mock** said that this would be the last lot cut in the family.

**Johnson** asked **Mock** who maintains the access road. **Mock** said that Mr. Moore maintains the property. **Johnson** said that the adjoining lot is in foreclosure and asked who owns that home. **Mock** said that the lot was owned by another son.

**Dorsett** asked if the proposed lot was completely wooded and **Mock** answered yes.

**Johnson** asked **Mock** what would the hardship be to the property. **Mock** answered that they would not be able to build if they could not use this lot as a down payment for the home.

## **\*\* Arguments Against Granting this Request**

**Barry Spencer**, 2879 Old Edgar Road, said that he owns the farm that uses the same access road. Spencer gave the Board a history of his family land and their farming operations. Spencer said that he wants to make sure that if this residence is constructed that he won't have any problems with complaints of his farming operation and use of the road. Spencer talked about some problems he has had in the past with the residents of the only house on this access. Spencer expressed concern that he does not have any help with maintaining the road and he hasn't given anyone an easement to use the road.

## **\*\* Board Discussion: Conclusions Based on Findings of Fact**

**Brown** told Mock that the questionable easement to this proposed lot would cause him problems.

## **\*\* Order of the Board of Adjustment**

**Dorsett** made the motion that this request be **denied** because no hardship has been established for this property. **Brown** seconded the motion and the motion passed unanimously.

6. The meeting adjourned. There were 2 people present for this hearing.

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**NORTH CAROLINA  
RANDOLPH COUNTY**